

91, Godwins Way,  
York, Stamford Bridge, YO41 1DA  
Chain Free £400,000



Offered to the market with NO FORWARD CHAIN, this much loved four bedroom detached family home located on the sought after Godwins Way Estate.

The accommodation comprises a spacious entrance hall with stairs to first floor and downstairs WC, a sitting room with a bay window to the front and opening to the dining room leading into the conservatory with views over the rear south facing garden. There is also a fitted kitchen with space for a dining table. To the first floor lies four good sized bedrooms, the master bedroom having benefit of an en suite shower room. There is also a family bathroom. Externally, the property has lawned gardens to the front with a block paved driveway. A gate provides side access to the rear south facing garden where there is a paved patio area with circular lawn beyond, flower beds, borders and a storage shed.

Tenure: Freehold. East Riding of Yorkshire Council Band: E



## THE ACCOMMODATION COMPRISES;-

### GROUND FLOOR

#### ENTRANCE HALL

Front entrance door.  
Stairs to first floor, under stairs cupboard and radiator.

#### SITTING ROOM

5.47 x 3.56 (17'11" x 11'8")  
Bay window to front.  
Coal gas fire set in tiled fireplace and wooden surround, radiator. Archway to;-

#### DINING ROOM

3.59 x 3.39 (11'9" x 11'1")  
Sliding doors to conservatory.  
Radiator.

#### CONSERVATORY

3.40 x 3.06 (11'1" x 10'0")  
Windows to 3x elevation, French doors to side.  
Tiled flooring.

#### KITCHEN

4.58 x 2.84 (15'0" x 9'3")  
Door and window to rear.  
Fitted with wall and base units with working surfaces, 1 1/2 bowl sink unit, integrated oven and hob with extractor fan over, space for washing machine and dishwasher, space for fridge freezer. Radiator.

#### INTEGRAL GARAGE

5.00 x 2.75 (16'4" x 9'0")  
Electric roller shutter door, gas fired central heating boiler, power and light. Personnel door accessed from the entrance hall.

#### WC

2.33 x 0.93 (7'7" x 3'0")  
Window to side.  
White suite comprising low flush WC and wash hand basin. Heated towel rail.

### FIRST FLOOR

#### LANDING

Access to loft.

#### MASTER BEDROOM

3.61 x 3.57 (11'10" x 11'8")  
Window to front.  
Fitted wardrobes and radiator.

#### EN SUITE

2.60 x 1.71 (8'6" x 5'7")  
Window to side.  
White suite comprising walk in shower, low flush WC and wash hand basin. Heated towel rail and fully tiled walls.

#### BEDROOM TWO

3.63 x 3.55 (11'10" x 11'7")  
Window to front.  
Fitted wardrobes and radiator.

#### BEDROOM THREE

3.55 x 3.23 max (11'7" x 10'7" max)  
Window to rear  
Radiator.

#### BEDROOM FOUR

2.93 x 2.64 (9'7" x 8'7")  
Window to rear  
Radiator.

#### BATHROOM

2.33 x 1.71 (7'7" x 5'7")  
Window to rear.  
White suite comprising bath with shower over, low flush WC and wash hand basin. radiator and part tiled walls.

#### OUTSIDE

The property has lawned gardens to the front with a block paved driveway. To the rear there is a paved patio area with circular lawn beyond, flower beds, borders and a storage shed.

#### ADDITIONAL INFORMATION

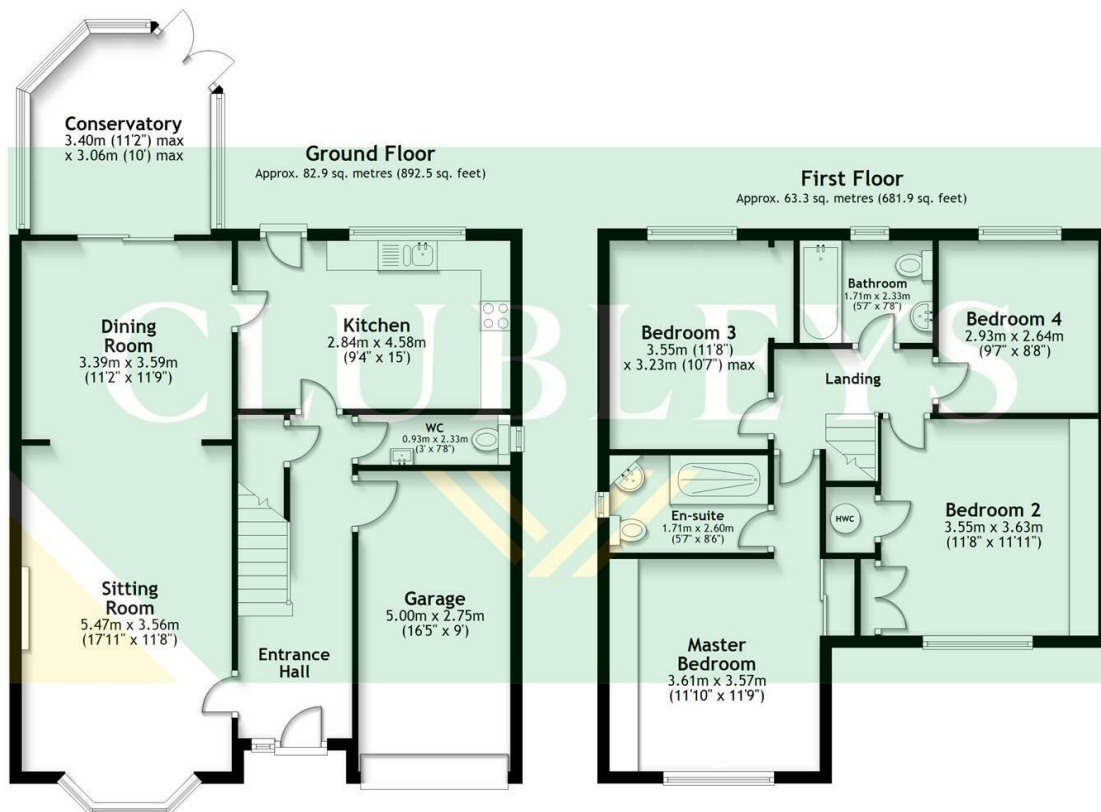
#### SERVICES

The property has the benefit of mains water, electricity, gas and drainage.

#### APPLIANCES

None of the appliances have been checked by the Agent.





Total area: approx. 146.3 sq. metres (1574.3 sq. feet)

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

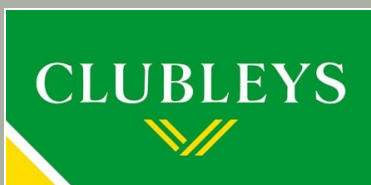
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.